



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

January 8, 2019

SUBJECT:	A request for consideration of the preliminary plat of Savannah Station Phase II, which proposes the subdivision of a ±44.67 acre subject property into a total of 178 lots, with associated right-of-way and common areas
APPLICANT/AGENT:	Daniel Young, P.E., CHW, Inc.
PROPERTY OWNER:	Waco Properties, Inc.
PARCEL ID NUMBER:	Portions of Parcel Numbers 03980-002-001 and 03905-002-000
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Planned Development – Residential (PD-R)
OVERLAY:	N/A
ACREAGE:	±44.67
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Savannah Station Phase II to the City Commission with a recommendation to approve subject to the two (2) conditions provided in Exhibit “A” of the Staff Report.
RECOMMENDED MOTION:	<i>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 Preliminary Plat of Savannah Station Phase II to the City Commission, with a recommendation to approve, subject to the two (2) conditions provided in Exhibit “A” of the Staff Report.</i>

SUMMARY & BACKGROUND

This application is a request by Daniel Young, P.E., of CHW, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of the preliminary plat of Savannah Station Phase II, which proposes the subdivision of the ±44.67 acre subject property into a total of 178 lots, with associated right-of-way and common areas.

The subject property consists of portions of Parcel Numbers 03980-002-001 and 03905-002-000, and is located north of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235.

The property is comprised of the Savannah Station Planned Development – Residential (PD-R), which was approved in September 2018 by the adoption of Ordinance 18-19. The Savannah Station Phase II PD-R permits maximum of 180 dwellings on the subject property. The subject property has a Moderate Density Residential Future Land Use Map Designation, which allows a maximum gross density of 4 units per acre. A revised survey reduced the development area by .47 acres, resulting in the maximum number of units being reduced from 180 to 178.

The Savannah Station PD-R requires the development to provide a minimum 15 foot landscaped buffer along the project's eastern property boundary lines. The buffer is intended to provide for compatibility of the project with the densities of contiguous and nearby properties, which range in size from 1.86 acres to 2.23 acres in areas along the east side of NW 157th Street. The Preliminary Plat identifies the location of the required 15 foot buffer around the perimeter of the subject property.

Development within the proposed subdivision would connect to potable water and wastewater facilities. Stormwater for the proposed development would be conveyed to two retention basins to be located in the southwestern portion and north eastern portion of the subject property. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

SURROUNDING USES

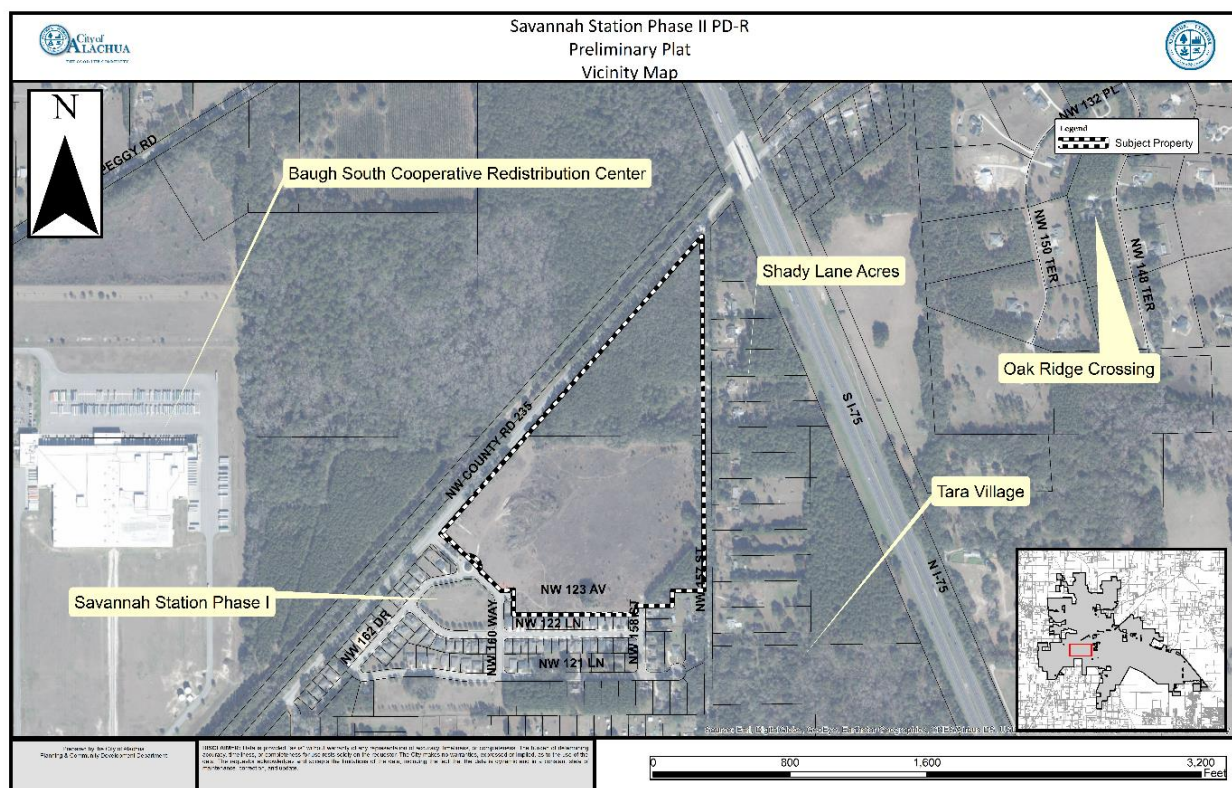
The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not

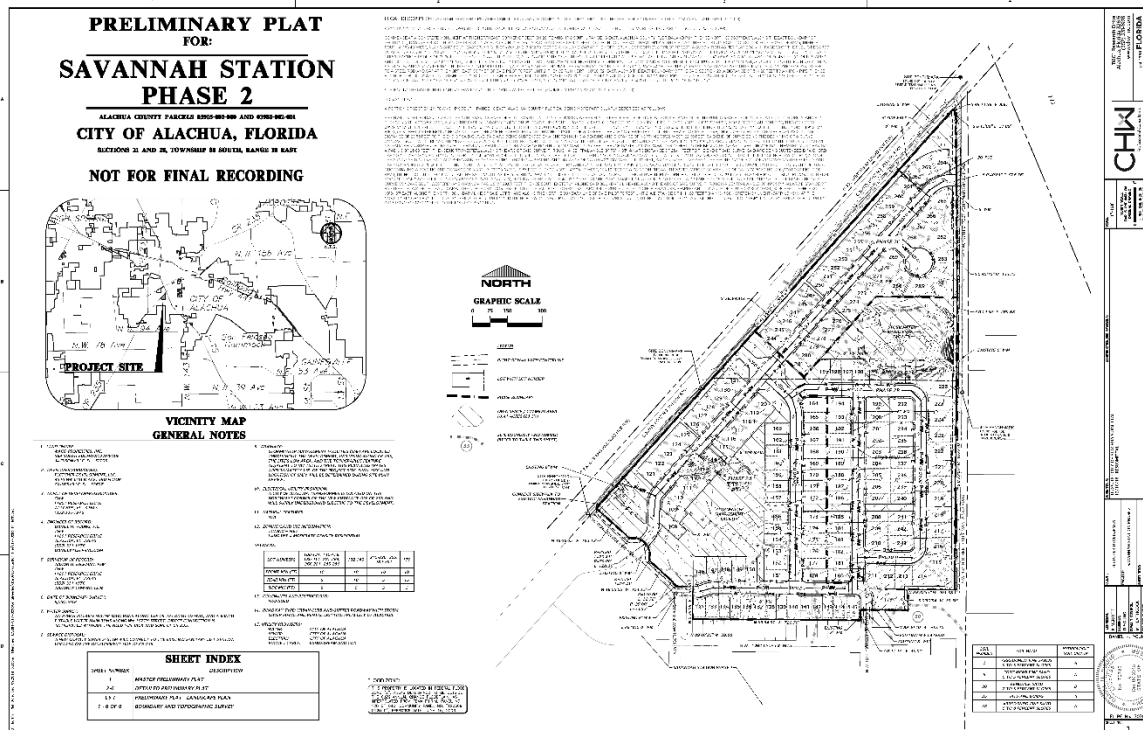
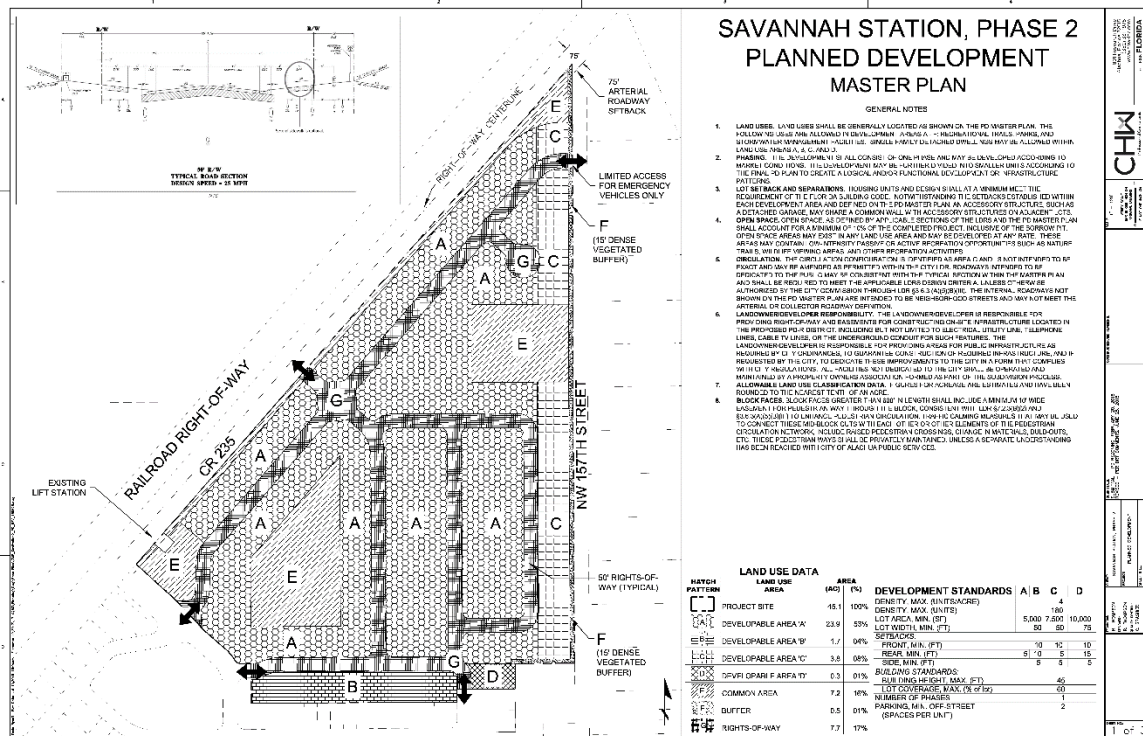
intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

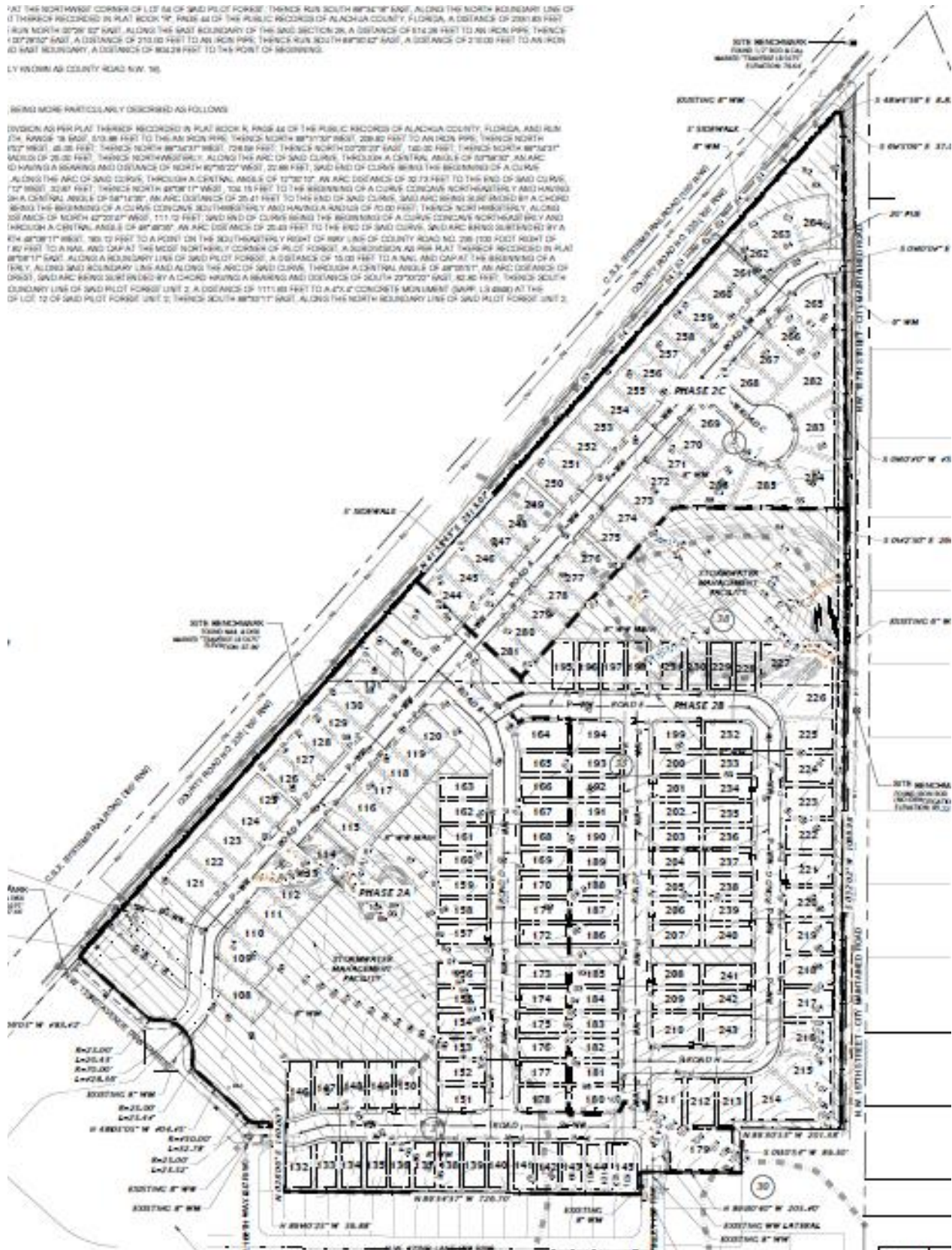
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Industrial; Commercial	General Industrial (IG); Commercial Intensive (CI)
South	Single Family Residential	Moderate Density Residential	PUD
West	Vacant Lands; Industrial	Industrial	General Industrial (IG)
East	Single Family Residential	Agricultural	Agriculture (A)

Map 1. Vicinity Map





[illegible]

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

A Neighborhood Meeting was held on Wednesday, August 29, 2018, at the offices of CHW, Inc, located with Progress Park at 11801, Research Drive, Alachua, FL 32615, to educate the owners of nearby land and any other interested members of the public about the application. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development were notified of the meeting. In addition, a notice of the meeting was published in a newspaper of general circulation. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by five (5) members of the public. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.2: Residential

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

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

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria

4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The proposed rezoning would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the uses proposed are consistent with the uses allowed under this policy.

GOAL 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: The subject property has been rezoned in accordance with the standards for Planned Developments found in the City's LDRs.

- 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: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant will be required to provide a 100% gopher tortoise survey with submission of a final plat.

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

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

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

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

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

Recreation Element

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

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report. The proposed rezoning would not result in a failure of the City's adopted level of service for recreation and park area.

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. The proposed amendment would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

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 located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal 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 located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, and location and

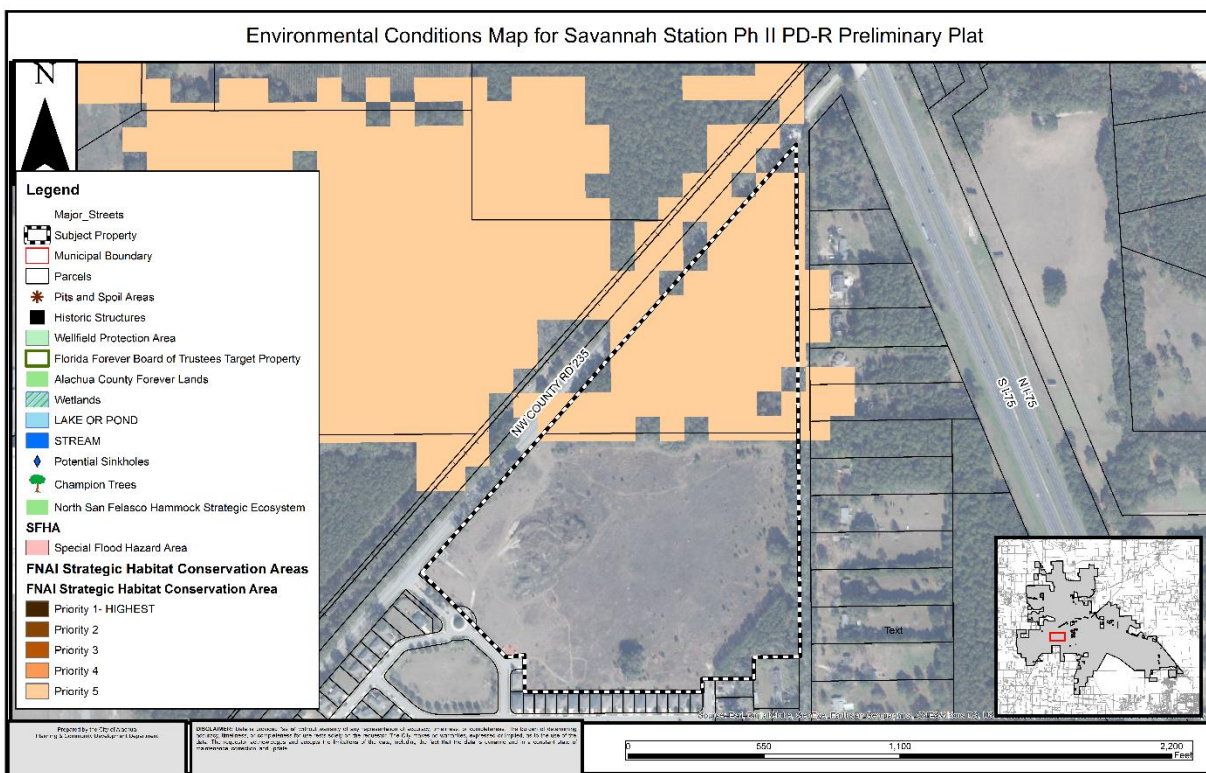
habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant will be required to provide a 100% gopher tortoise survey with submission of a final plat.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Map 2. Environmental Features



Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water

Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises.

Evaluation: Staff has proposed a condition (Condition #1 of Exhibit "A" to this report) that would require a 100% gopher tortoise survey at time of submission of Final Plat.

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

Arredondo Fine Sand (0-5% slopes)

Hydrologic Group: A

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

Kendrick Sand (2% – 5% slopes)

Hydrologic Soil Group: A

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

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Pits and Dumps

Hydrologic Soil Group: N/A

This soil type is found in areas where surface mining has taken place or where overburden material from associated mining operations have been placed. Also known as borrow pits, these areas are not generally suitable for urban or agricultural uses without reshaping and/or revegetating.

Gainesville Sand(0% to 5% slopes)

Hydrologic Soil Group: B

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

Evaluation: Except for area designated as Pits and Dumps soil, the soil types located within the subject property do not pose any significant limitations for development. The location of the borrow pit has been set aside as open space and no residential uses or roads will be located on the area with this soil classification. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone

formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.10(G)(2)(e), PRELIMINARY PLAT STANDARDS

Section 2.4.10(G)(2)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(2)(e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

2.4.10(G)(2)(e) Subdivision preliminary plat standards. A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including

standards related to block length, lot arrangement, dimensions and design, and street arrangement.

SECTION 2.4.3(E)(1), FINAL PD PLAN

The subject property is zoned Planned Development – Residential (PD-R.) Section 2.4.3(E)(1) states that the Final PD Plan for a Planned Development shall be either a site plan or major subdivision preliminary plat, whichever is appropriate.

For the Savannah Station Phase II PD-R, the proposed development requires major subdivision preliminary plat review/approval, therefore, the applicable type of review for the Final PD Plan of the Savannah Station Phase II PD-R is a preliminary plat.

This application has been reviewed for compliance with the standards of Section 2.4.3(E)(1). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.3(E)(1) is provided below.

Final PD plan.

(1) *Submittal of PD final plan.* Within one year of the approval of a PD zone district classification, PD Master Plan, and PD agreement, the applicant shall submit a PD final plan for any part or section of the plan for development shown in the PD Master Plan. If the PD final plan is not submitted within one year, the PD zone district classification, PD Master Plan, and PD agreement shall expire and be void, and the land shall revert back to its original zone district classification. The PD final plan shall implement the PD Master Plan. For the purposes of these LDRs, the PD final plan shall mean either site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section) approval, whichever is appropriate.

Evaluation & Findings: The subject property's PD-R zone district classification, PD Master Plan, and PD Agreement were approved on September 10, 2018 by the adoption of Ordinance 18-19. The applicant has submitted the appropriate application type to implement the type of development proposed.

(2) *Standards.* In addition to complying with the relevant standards for site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section), whichever is appropriate, the PD final plan shall also conform to the PD Master Plan and the PD agreement.

Evaluation & Findings: The preliminary plat has been reviewed for conformance with the PD Master Plan and the PD Agreement, and is found to conform to all applicable provisions of the PD Master Plan and PD Agreement.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 178 single-family residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. Facility capacity will be re-evaluated at the time of the review of the final plat, which serves as the final development order. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235A South (CR 235A South of US 441)	2U	County Maintained Major Collector	N/A	D
NA	CR 235 (from South City Limits to CR 241)	2U	County Maintained Major Collector	NA	D
NA	CR 2054 West (west of SR 235)	2U	County Maintained Major Collector	NA	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 PD-R Zoning	Single- Family, Detached ² (ITE Code 230)	1,695 (847/847)	137 (23/114)	182 (122/60)

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: AADT – 9.52 trips per dwelling unit x 178 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling unit x 178 dwelling units (17% entering/83% exiting); PM Peak Hour – 1.02 trips per dwelling unit x 178 dwelling units (67% entering/33% exiting).

Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	CR 235 (from SCL to CR 241) ¹	CR 235A South (South of US 441) ¹	CR 2054 West (west of SR 235) ¹
Maximum Service Volume ²	15,120	15,120	15,120
Existing Traffic ³	6,341	3,780	1,774
Reserved Trips ⁴	0	233	1,481
Available Capacity ⁴	8,779	11,107	11,865
Potential Impact Generated by Proposed Preliminary Plat	1,695	848	85
Residual Capacity after Proposed Amendment⁵	7,084	10,259	11,780
PM Peak Hour Traffic Analysis	CR 235 (from SCL to CR 241) ¹	CR 235A South (South of US 441) ¹	CR 2054 West (west of SR 235) ¹
Maximum Service Volume ²	1,359	1,359	1,359
Existing Traffic ³	602	359	169
Reserved Trips ⁴	0	31	166
Available Capacity ⁴	757	969	1,024
Potential Impact Generated by Proposed FLUM Designation	182	42	9
Residual Capacity after Proposed Amendment⁵	575	927	1,015

¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.

³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).

⁴ Source: City of Alachua August 2018 Development Monitoring Report.

⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for the affected roadway segments, and the potential impact of 178 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 178 single-family residential dwellings. Concurrency and impacts to the City's transportation network will be reevaluated at the Final PD Plan review stage.

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*	52,485
Potential Potable Water Demand from Proposed Amendment **	48,950
Residual Capacity	962,565
Percentage of Permitted Design Capacity Utilized	58.15%
<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 275 gallons/du/ day</i>	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 49,500 gallons per day. This analysis is based on the maximum development potential of 180 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the Final PD Plan 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*	48,457
Projected Potential Wastewater Demand from Proposed Amendment **	44,500
Residual Capacity	720,043
Percentage of Permitted Design Capacity Utilized	52.00%
<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 250 gallons/du/ day</i>	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 45,000 gallons per day. This analysis is based on the maximum development potential of 180 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the Final PD Plan 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	2.11
Residual Recreational Capacity After Impacts	65.24
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: 9,936 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 178 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	0.42 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.48 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	30.10%
Sources: ¹ Source: City of Alachua May 2018 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (2.34 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 increase the maximum potential demand from the development of the subject property acres by 2.34 acres, and for passive park space by 0.47 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the Final PD Plan 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	1,687.44	307.96
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: 9,936 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 178 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, April 2018		

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by approximately 308 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the Final PD Plan 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.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County, the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of a final subdivision plat, 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
SAVANNAH STATION PHASE II
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide a 100% gopher tortoise survey for the subject property, which shall include a list of all local, state, and federal permits required for relocation of any gopher tortoises on site. This survey must be submitted with any application for a final plat. Surveys shall be valid for a period of 3 years.
2. The applicant agrees that Condition 1 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Condition 1 as stated herein.

EXHIBIT “B”

TO

**SAVANNAH STATION PHASE II
PRELIMINARY PLAT
STAFF REPORT**

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